

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 700611-1

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) A 2.99 ACRE TRACT OF LAND, LOCALLY KNOWN AS 7311-7321 EAST RIVERSIDE DRIVE AND REAR OF 7321-7327 EAST RIVERSIDE DRIVE, FROM "A" RESIDENCE TO "LR" LOCAL RETAIL DISTRICT;
 - (2) A .98 ACRE TRACT OF LAND OUT OF THE WILLIE AVERY SURVEY, LOCALLY KNOWN AS 7701-7723 CAMERON ROAD AND 1441-1449 U.S. HIGHWAY 183, FROM "A" RESIDENCE TO "C" COMMERCIAL DISTRICT;
 - (3) A 1.2 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2704-2716 EAST 7TH STREET, FROM "A" RESIDENCE TO "C" COMMERCIAL DISTRICT;
 - (4) LOT 3, BERKMAN DRIVE ADDITION, SECTION 2, LOCALLY KNOWN AS REAR 6611-6701 BERKMAN DRIVE; 6701-6719 BERKMAN DRIVE, FROM "O" OFFICE TO "LR" LOCAL RETAIL DISTRICT;
 - (5) LOT 8, BLOCK 3, DRISKILL & RAINEY SUBDIVISION, LOCALLY KNOWN AS 91 RED RIVER AND 601-609 DAVIS STREET, FROM "A" RESIDENCE TO "C" COMMERCIAL DISTRICT;
 - (6) A 640 SQUARE FOOT TRACT OF LAND OUT OF A 40,000 SQUARE FOOT TRACT OF LAND LOCALLY KNOWN AS 5300-5332 MANCHACA ROAD, FROM "GR" GENERAL RETAIL DISTRICT TO "C-2" COMMERCIAL DISTRICT;
 - (7) LOT 6, BLOCK 15, BRASWELL SUBDIVISION, NO. 2, LOCALLY KNOWN AS 5513 WOODROW AVENUE, FROM "A" RESIDENCE TO "B" RESIDENCE DISTRICT;
 - (8) LOTS 6 AND 7, BLOCK G, RAYMOND SUBDIVISION, LOCALLY KNOWN AS 609-611 WOOD STREET FROM "A" RESIDENCE TO "C" COMMERCIAL DISTRICT;
 - (9) A 8,400 SQUARE FOOT TRACT OF LAND LOCALLY KNOWN AS 2514-2516 BUELL AVENUE FROM "A" RESIDENCE TO "C" COMMERCIAL DISTRICT;
 - (10) A 24,500 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 6731-6737 U.S. HIGHWAY 290, FROM "O" OFFICE DISTRICT TO "LR" LOCAL RETAIL DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation as follows:

- (1) From "A" Residence to "LR" Local Retail District on the following described property, to-wit:
(File C14-70-087)

A 2.99 acre tract of land as recorded in Vol. 2621 at Page 370 of the Deed Records of Travis County, Texas;

locally known as 7311-7311 East Riverside Drive and Rear 7321-7327 East Riverside Drive, in the City of Austin, Travis County, Texas.

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(2) From "A" Residence to "C" Commercial District on the following described property, to-wit: (File C14-70-079)

A .98 acre tract of land out of the Willie Avery Survey, situated in Travis County, Texas, said 0.983 acre tract being out of a 3.0 acre tract of land described in a deed to J.C. Kirschner, et ux; said 0.983 acre tract being more particularly described as being out of and part of the land conveyed from said J. C. Kirschner to Don McElwreath by deed of record in Vol. 3094, Page 2038 of the Travis County Deed Records, said 0.983 acre tract being more fully described by metes and bounds as follows:

BEGINNING at an iron stake and fence corner found on the south right-of-way line of U.S. Hwy. 183, said point being in the east line of the above said 3.0 acre tract and being the northeast corner of the tract herein described;

THENCE with the fence along the east side of said 3.0 acre tract, S 34° 13' W 308.1 feet to a point at the center of Rutherford Creek for the southeast corner of this survey;

THENCE upstream with the approximate center of said Rutherford Creek the following two (2) courses:

- (1) N 51° 00' W 69.26 feet to a bend in said creek;
- (2) N 27° 43' W 109.50 feet to a point in the east right-of-way line of Cameron Road for the southwest corner of this survey;

THENCE with the east right-of-way line of Cameron Road the following two (2) courses:

- (1) N 32° 39' E 80.0 feet to a steel pin found;
- (2) N 52° 27' E 168.26 feet to a concrete right-of-way marker found on the south line of U.S. Hwy. 183 for the northwest corner of this survey;

THENCE with the south right-of-way line of U.S. Hwy. 183 S 61° 02' E 115.67 feet to the PLACE OF BEGINNING, containing 0.983 acres of land more or less;

locally known as 7701-7723 Cameron Road; 1441-1449 U.S. Highway 183, in the City of Austin, Travis County, Texas.

(3) From "A" Residence to "C" Commercial District on the following described property, to-wit: (File C14-70-077)

A 1.2 acre tract of land as recorded in Vol. 3830 at Page 1516 of the Deed Records of Travis County, Texas;

locally known as 2704-2716 East 7th Street, in the City of Austin, Travis County, Texas.

- (4) From "O" Office to "LR" Local Retail District on the following described property, to-wit: (File C14-70-075)

Lot 3, Berkman Drive Addition, Section 2, as recorded in Vol. 3816 at Page 166 of the Deed Records of Travis County, Texas;

locally known as Rear of 6611-6701 Berkman Drive and 6701-6719 Berkman Drive, in the City of Austin, Travis County, Texas.

- (5) From "A" Residence to "C" Commercial District on the following described property, to-wit: (File C14-70-072)

Lot 8, Block 3, Driskill & Rainey Subdivision as recorded in Vol. 283 at Page 267 of the Deed Records of Travis County, Texas;

locally known as 91 Red River and 601-609 Davis Street, in the City of Austin, Travis County, Texas.

- (6) From "GR" General Retail to "C-2" Commercial District on the following described property, to-wit: (File C14-70-071)

A 640 square foot tract of land out of a 40,000 square foot tract of land as recorded in Book 30 at Page 26 of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron stake at the most westerly corner of the said Lot 18;

THENCE along the northwesterly line of the said Lot 18, N 30° 01' E for a distance of 31.55 feet;

THENCE S 60° 00' E for a distance of 37 70 feet to the most westerly corner and Place of Beginning hereof;

THENCE continuing S 60° 00' E for a distance of 40.00 feet to the most southerly corner hereof;

THENCE N 30° 01' E for a distance of 16.00 feet to the most easterly corner hereof;

THENCE N 60° 00' W for a distance of 40.00 feet to the most northerly corner hereof;

THENCE S 30° 01' W for a distance of 16.00 feet to THE PLACE OF BEGINNING;

locally known as 5300-5332 Manchaca Road, in the City of Austin, Travis County, Texas.

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- (7) From "A" Residence to "B" Residence District
on the following described property, to-wit: (File C14-70-069)

Lot 6, Block 15, Braswell Subdivision, No. 2, as
recorded in Book 5 at Page 44 of the Plat Records
of Travis County, Texas;

locally known as 5513 Woodrow Avenue, in the City of Austin, Travis County, Texas

- (8) From "A" Residence to "C" Commercial District
on the following described property, to-wit: (File C14-70-068)

Lots 6 and 7, Block G, Raymond Subdivision as recorded
in Vol. 2 at Page 129 of the Deed Records of Travis
County, Texas;

locally known as 609-611 Wood Street, in the City of Austin, Travis County,
Texas.

- (9) From "A" Residence to "C" Commercial District
on the following described property, to-wit: (File C14-70-066)

A 8,400 square foot tract of land out of the George W.
Davis Survey in Travis County, Texas, and being a part
of the tract of land conveyed to Kathryn Gurley by deed
recorded in Vol. 1881, Pages 217-218 of the Deed Records
of Travis County, Texas, more particularly described by
metes and bounds as follows:

BEGINNING for reference at an iron pin set at the most northerly corner
of a tract of land conveyed to Kathryn Gurley by deed recorded in Vol. 1881,
Pages 217-218 of the Deed Records of Travis County, Texas, being a point on the
easterly boundary line of Lot 3, Block "E" Northtowne, Section 1, as shown on the
map thereof recorded in Book 10, Page 46 of the Map Records of Travis County,
Texas;

THENCE along the northerly boundary line of said Gurley tract, south
60° 57' E at 0.86 foot pass an iron pin found in the ground, at 551.00 feet pass
an iron pin set in the ground, in all 651.00 feet to an iron pin set in the
ground, the most northerly corner and point of beginning of the tract herein
described;

THENCE continuing along said northerly boundary line S 60° 57' E 50.06
feet to an iron pin set in the ground, the most easterly corner of the tract
herein described;

THENCE S 29° 00' W 169.00 feet to an iron pin set in the ground, the
most southerly corner of the tract herein described;

THENCE N 60° 49' W 50.35 feet to an iron pin set in the ground, the
most westerly corner of the tract herein described;

THENCE N 29° 06' E 168.89 feet to the Point of Beginning of the tract
herein described, containing 0.19 acres, more or less;

locally known as 2514-2516 Buell Avenue, in the City of Austin, Travis County,
Texas.

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(10) From "O" Office to "LR" Local Retail District
on the following described property, to-wit:
(File C14-70-060)

A 24,500 square foot tract of land as recorded in
Vol. 1216 at Page 64 of the Deed Records of Travis
County, Texas, being more particularly described by
metes and bounds as follows:

BEGINNING at an iron stake in the south line of a 5.32 acre tract, a
part of a 153.66 acre tract out of the James P. Wallace League, in Travis County,
Texas, as described in a deed from D. O. Patton, et al, to George Olander, as
recorded in Book 756, Page 629, Travis County Deed Records, said iron stake
being 281.8 feet S 60° 05' E from the southwest corner of the said 5.32 acre
tract, said iron stake being also the southeast corner of a .78 of one acre
tract, a portion of the said 5.32 acre tract as described in a deed from George
Olander, et ux, to David A. Bengston, as recorded in Book 1206, Page 304;

THENCE with the east line of the said David A. Bengston, .76 of one
acre tract, N 2° 21' E 200.4 feet to an iron stake at the northeast corner of
the said .76 acre tract, in the curving south line of the new location of State
Highway 20;

THENCE with the curving south line of the new location of U.S. Highway
290 an arc distance of 100.03 feet, said curve having a radius of 5789.6 feet
and a chord of which runs S 88° 08' E 100.0 feet to an iron stake;

THENCE S 1° 21' W 255.8 feet to an iron stake in the south line of said
5.32 acre tract;

THENCE with the south line of the said 5.32 acre tract, N 60° 05' W
117.6 feet to the Place of Beginning, containing .53 of one acre, according to
survey made by Marlton O. Metcalfe, County Surveyor of Travis County, Texas, on
November 7, 1951;

locally known as 6731-6737 U.S. Highway 290, in the City of Austin, Travis
County, Texas.

PART 2. It is hereby ordered that the USE maps accompanying Chapter 45 of the
Austin City Code of 1967 and made a part thereof shall be changed so as to
record the changes ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days
is hereby suspended and this ordinance shall become effective as provided by the
Charter of the City of Austin.

PASSED AND APPROVED

June 11, 1970

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X
X

Francis Lohr
Mayor

APPROVED: H. Allen
City Attorney

ATTEST: Elise Hossley
City Clerk